

**HOUSING COMMISSION  
OFFICIAL MEETING MINUTES  
MARCH 27, 2019**

- The Housing Commission of the City of San Antonio met in session at the San Antonio Housing Authority Board Room, 818 S. Flores.
- The meeting was called to order at 4:01 P.M. by Lourdes Castro Ramirez, Chair, and the roll was called by the Secretary.

**PRESENT: Lourdes Castro Ramirez, Dr. Paul Furukawa, Robert Abraham, Jessica O. Guerrero, Marianne Kestenbaum, Keith Hom, Nicole Collazo for John Kenny, David Nisivoccia, Sarah Sanchez**

**ABSENT: None**

**1. Minutes – February 22 and March 12, 2019**

**COMMISSION ACTION:**

The motion was made by Robert Abraham and seconded by David Nisivoccia to approve the February 22 and March 12, 2019 minutes.

**YES: Lourdes Castro Ramirez, Dr. Paul Furukawa, Robert Abraham, Jessica O. Guerrero, Marianne Kestenbaum, Keith Hom, Nicole Collazo, David Nisivoccia, Sarah Sanchez**

**NAYS: None**

**THE MOTION CARRIED**

**2. Citizens to be Heard – None at the beginning of the meeting.**

**3. Review and Approval of Housing Commission Goals – Michael Rodriguez, Assistant Director, presented.**

Jessica Guerrero stated staff and Commission need to bring displacement prevention to the top priority, and go beyond just affordable housing as a way to prevent displacement.

Lourdes Castro Ramirez suggested that the Commission call out the 5 broad areas of focus, including preventing mitigating and minimizing displacement as one priority. Also, include the 4 priority action items from Mayor’s Housing Policy Task Force into the goals.

Jessica Guerrero stated that Commission make mutual education a goal where residents educate the City and the City educates residents; and community informs the Housing Commission process.

Marianne Kestenbaum stated the idea is to create a sustainable ecosystem for housing security.

Lourdes Castro Ramirez requested that a draft of goals be sent out to the Commission for an opportunity to review and comment prior to the next Housing Commission meeting.

Jessica Guerrero stated the Housing Commission should meet more than once a month for at least for 6 months. The Housing Commission needs to intentionally work on engaging community and further explore where meetings are being held. The Housing Commission should work with Neighborhood and Housing Services Department on creating an outreach plan. Commission meeting locations should be easily accessible to residents and parking should be taken into consideration as well. Audio/visual is needed for each Commission.

The Commission discussed meeting more than twice a month and determined that it is not feasible to meet more than once a month.

Sarah Sanchez stated meeting locations should be on a bus route and have accessible entrances that meet ADA requirements.

Lourdes Castro Ramirez proposed increasing communication and requested that staff send out information ahead of set meetings. She further requested that Jessica Guerrero provide a list of potential meeting locations to staff.

**4. Director's Report – Verónica Soto, Director, presented on a HUD required policy, The Assessment of Fair Housing and also Metric Report (Business Plan update)**

Lourdes Castro Ramirez requested the number of cases that are reported to Fair Housing. She further requested data from 2018 to better understand if there has been a net increase. Also, it would be helpful to see the dollar amount in the gap financing awards and how many units of housing.

Lourdes Castro Ramirez requested a tour of the Owner Occupied Rehab and Under 1 Roof projects.

Verónica Soto invited the Commission to see Owner Occupied Rehab and Under 1 Roof properties as part of the NCD week.

**5. Briefing and possible action on Coordinated Housing System Progress Update and Feedback – Ian Benavidez, Coordinated Housing System & Policy Manager, presented.**

Jessica Guerrero asked if the internal system within the City, related to housing, will be combined with the plan.

**6. Briefing and possible action on Displacement Prevention and Risk Mitigation Strategies – Verónica Soto, Director, presented**

Lourdes Castro Ramirez stated Policy Link initiated an effort, All-In Cities, focused on creating a network of support for cities that are addressing displacement. Lourdes suggested staff reach out to Policy Link to check on the resources that they may lend.

Marianne Kestenbaum requested information on what the additional will provide.

**Citizens to be Heard -**

Molly Wright stated she has asked for the City's assistance due to homelessness. The City has provided her with a list of external providers that could assist; however, half of the providers have requested to be removed off of the City listing. The Risk Mitigation Plan will not work and needs to be amended.

Rich Acosta, Mi Ciudad es mi Casa, stated his client lives in a home that is in shambles but the roof is in great condition due to the Under 1 Roof Program. Unfortunately, since the client was provided services for roofing, she cannot apply for other City programs for the next 5 years. There should be a change in policy to allow cases, such as my client's, to apply for City programs.

Jessica Guerrero stated tenants of Soapworks and Towne Center are not qualifying for the Risk Mitigation Policy. Jessica requested an update on an evaluation plan for the Risk Mitigation Policy and timeline plan. She stated further outreach is needed for Soapworks. Jessica requested number of rental assistance with amounts and number of utility assistance with amounts for the Whispering Heights displacement. She requested that staff also provide the following numbers of the Whispering Heights displacement: number of referrals, the number of residents that had previously been displaced, the number of residents that were previously homeless, the number of residents not using English as their primary language and the level of income of residents soliciting assistance. Jessica requested of staff a breakdown of the \$1 million for the Risk Mitigation Policy.

Marianne Kestenbaum requested that staff forward the letter submitted as written testimony, specifying some measurements, in terms of evaluating the policy.

Lourdes Castro Ramirez requested that staff brief the Commission on the Risk Mitigation indicators and how they will track success.

**7. Briefing and possible action on other board and commission memberships – Michael Rodriguez, Assistant Director, presented on the opening slots to the Neighborhood Improvement Advisory Committee, Removing Barriers to Affordable Housing Committee and choosing a Chair Pro-tem for the Housing Commission.**

Marianne Kestenbaum volunteered for the NIAC Committee.

Jessica Guerrero and Nicole Collazo volunteered for the Removing Barriers to Affordable Housing Committee.

**8. Discussion and possible action on future agenda items.**

Jessica Guerrero requested a briefing from SAHA on the Asset Management Plan.

March 27, 2019

3

Keith Hom requested a report on what is the inventory of affordable housing.

**Adjournment – 6:18 P.M.**